



PLANNING COMMISSION MEETING

August 13, 2026 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

AGENDA

To view or participate in the meeting online, please use the following link:

Join on your computer, mobile app or room device:

Click here to join the meeting: Teams link URL

Meeting ID: 229 834 844 875 | Passcode: Ei2V7x7X

Download Teams: Add link/URL | **Join on the web:** Add Link/URL

Or call in (audio only): +1 209-662-6903,,253817460# United States, Stockton

Phone Conference ID: 253 817 460#

In person public attendance will be available with limited seating. Seats are available on a first come, first served basis. Members of the public shall have the right to observe and offer public comment at the appropriate time.

THE PLANNING COMMISSION appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 2nd Thursday of each month.

The numerical order of the items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or Commission Members. All questions shall be directed to the Chair who, at his/her discretion, will refer to Staff.

Appeals: Any decisions of the Planning Commission may be appealed to the City Council within 10 days of the decision, by submitting a written request and applicable fee to Angels Camp City Hall.

Chair John Broeder | **Vice Chair** Gary Gordon

Commissioners Matthew Stammerjohan, Clavey Wendt, Gretel Tiscornia

Planning Director Amy Augustine | **Deputy City Clerk** Caytlyn Schaner

INFORMATION REGARDING PLANNING COMMISSION MEMBER ATTENDANCE VIA TELECONFERENCE

Planning Commissioner member Gretel Tiscornia will be attending via teleconference at the following location: 250 Commercial St. Wellfleet, MA. 02667.

5:00 PM REGULAR MEETING

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)
4. APPROVAL OF MINUTES

[A.](#) Approval of Minutes from July 09, 2026

5. PUBLIC COMMENT

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person.

6. PLANNING COMMISSION BUSINESS

- A. Resolution 26-10 for a Finding of General Plan Conformity pursuant to Government Code Section 65402(a) to abandon a portion of the alley between Mark Twain Elementary School and 784 Stanislaus Avenue (APN 060-004-032, Rose Subdivision Lot 7) and 786 Stanislaus Avenue (APN 060-004-028 and 060-004-032, Rose Subdivision Lots 8 and 9) off Stanislaus Avenue retaining a sewerline easement
- B. Public Hearing: Resolution of Intent 26-11 recommending to the City Council adding 1141 South Main Street, Assessor's Parcel Number 062-003-033, to the City of Angels Register of Cultural Resources (RCR)
- C. Public Hearing: Resolution of Intent 26-12 for a Rezone and General Plan Amendment on a 0.4± acre parcel, Assessor's Parcel Number 057-022-055, from a Right-of-Way (ROW) general plan land use and zoning designation to Single-Family Residential (SFR) general plan and Single-Family Residential, one-acre minimum (R-1) zoning.
- D. Resolution of Intent 26-13 to consider recommending adoption of a mitigated negative declaration to the City Council for the City's Greenhouse Gas Reduction Plan and Resolution of Intent to consider recommending adoption of the City's Greenhouse Gas Reduction Plan

Continued to September 10th.

7. COMMITTEE REPORTS

8. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at City Hall 209-736-2181. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II) Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection at City Hall at 200 Monte Verda Street Ste. B, Angels Camp, CA 95222 during normal business hours. The Agenda is also available on line at www.angelscamp.gov.



PLANNING COMMISSION MEETING

July 09, 2026 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

To view or participate in the meeting online, please use the following link:

Join on your computer, mobile app or room device:

Click here to join the meeting: Teams link URL

Meeting ID: 229 834 844 875 | Passcode: Ei2V7x7X

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Or call in (audio only): +1 209-662-6903,,253817460# United States, Stockton

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Chair John Broeder | Vice Chair Gary Gordon

Commissioners Matthew Stammerjohan, Clavey Wendt, Gretel Tiscornia

Planning Director Amy Augustine | Deputy City Clerk Caytlyn Schaner

5:00 PM REGULAR MEETING

1. ROLL CALL

PRESENT

Chair John Broeder

Vice Chair Gary Gordon

Commissioner Matthew Stammerjohan

Commissioner Clavey Wendt

ABSENT

Commissioner Gretel Tiscornia

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

Motion made by Vice Chair Gordon, Seconded by Commissioner Wendt.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Wendt

4. APPROVAL OF MINUTES

A. Approval of Minutes from June 11, 2026

Approved as amended. Motion made by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Wendt

5. PUBLIC COMMENT

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person.

None

6. PLANNING COMMISSION BUSINESS

A. Public Hearing: Resolution of Intent 26-09 to Recommend to the City Council a New Section 17.06.240 of the City of Angels Municipal Code addressing state requirements streamlining permitting for Electrical Vehicle Charging Stations (EVCS) and Hydrogen Fueling Stations (HFS).

Motion made by Commissioner Stammerjohan, Seconded by Vice Chair Gordon.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Wendt

7. COMMITTEE REPORTS

None

8. ADJOURNMENT

Motion to adjourn at 5:13pm made by Commissioner Stammerjohan, Seconded by Commissioner Wendt.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Wendt

John Broeder, Chair

Caytlyn Schaner, Deputy City Clerk



**CITY OF ANGELS
PLANNING COMMISSION**

PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: August 13, 2026

TO: City of Angels Planning Commission

FROM: Amy Augustine, AICP – City Planner

RE: Resolution 26-10: Making a Finding of General Plan Conformity pursuant to Government Code Section 65402(a) to abandon a portion of the alley between Mark Twain Elementary School and 784 Stanislaus Avenue (APN 060-004-032, Rose Subdivision Lot 7, Swapna) and 786 Stanislaus Avenue (APN 060-004-028 and 060-004-032, Rose Subdivision Lots 8 and 9, McFall) and retain a sewerline easement

RECOMMENDATIONS

Staff recommends that the Planning Commission hold a public hearing and adopt Resolution 26-10 making a finding of General Plan Conformity pursuant to Government Code Section 65402(a) to abandon that portion of the alley between Mark Twain Elementary School and 784 Stanislaus Avenue (APN 060-004-032, Rose Subdivision Lot 7, Swapna) and 786 Stanislaus Avenue (APN 060-004-028 and 060-004-032, Rose Subdivision Lots 8 and 9, McFall) – **Figures 1 and 2.**

BACKGROUND

California Government Code 65402(a) requires the Planning Agency (Planning Commission) to determine that no street shall be vacated or abandoned until the location, purpose, and extent of such street vacation or abandonment has been submitted to and reported upon by the Planning Agency as to conformity with the general plan or part thereof and report its findings to the City Council.

The Rose Subdivision was created on June 4, 1897 as recorded in Map Book No. 1, Page 65, Calaveras County. In conjunction with its formation, the recorded map states: “all streets, roads and alleyways shown on the map and laid out on land owned by Warren Rose are set aside for public use” thereby establishing ownership by the City of Angels.

The alleyway originally bordered Rose Subdivision lots 1 through 9 to the north of Badger Court and Rose Subdivision Lots 1-9 to the south. Over the years, the City has vacated portions of the alleyway north of Badger Court and transferred ownership to Mark Twain Elementary School.

Lot 7 (APN 060-004-032) borders the alleyway to the south of Badger Court. A home was installed/constructed over the alleyway. Assessor records indicate the construction occurred in 1957.



Home of the Jumping Frog • Angelscamp.gov

Mayor Caroline Shirato • **Vice Mayor** Michael Chimento • **Council Members** Scott Behiel, Alvin Broglio, Kara Scott
City Administrator Michael Hodson • **City Attorney** William Creger, White Brenner, LLP

Rose Subdivision South Alleyway-1

The previous owner of the parcel applied to the City in 2021 requesting vacation of the alley behind her house to ensure that the home would be fully on Lot 7. Based on a site visit, it was determined the apartment complex on Lots 8 and 9 to the south of Lot 7 also encroaches into the alleyway. Therefore, staff is recommending vacation of that section of the alleyway also.

Staff notified the owners of all lots bordering the alley south of Badger Court to assess if additional vacations were warranted. The owner of Lots 5 and 6 informed the City that the alleyway currently serves their lot as a driveway to the back of their parcel. To maintain the “status quo,” the City is proceeding with abandoning only the alley bordering Lots 7, 8 and 9 and transferring ownership to the landowners adjoining those lots.

City staff have confirmed with police and fire that the alleyway no longer serves an emergency response purpose. City Engineering has asked that the City retain an easement across the alley for the City’s existing sewer line.

FINDINGS/ANALYSIS
Finding of General Plan Conformity

Before the City Council may vacate the roadway, the Planning Commission must first consider and determine whether the vacation conforms to the General Plan and forward that determination to the City Council. Applicable General Plan goals, policies and programs are:

- Goal 3.A Provide an integrated road system that is safe, efficient, maintains the rural character of Angels Camp and meets the current and projected community needs.

- Policy 3.B.4 Adopt and facilitate construction of routes serving *low-impact modes of transportation* throughout the city that link together commercial, residential, school, recreational, public, and similar high-use land uses.

- Program 3.B.j Consider the Use of Abandoned or Vacated Easements as Low-Impact Transportation Routes When considering requests to abandon or vacate easements, the city shall consider the potential for the easement to be incorporated into the city's low- impact modes of transportation plan. If the route is consistent with the goals of the city's low-impact modes of transportation plan, then dedication of the route to the city or other public entity for a low-impact modes of transportation route should be considered as a condition of abandonment.

The subject alley segments are not contained in any short or long-range plans for circulation, transportation, recreational or for other City purposes in any adopted City, County, or Regional Plan. Therefore, the proposed vacation can be found consistent with the general plan.

Policy 2.A.1 Promote development of residential infill parcels for extremely low, very low, low and moderate-income housing.

Program 2.A.b Continue to Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City/Map Infill Parcels

Continue to encourage the provision of smaller (e.g., duplex, triplex) multi-family infill projects in appropriately zoned districts through programs including, but not limited to:

- *City Waive application fees for lot mergers undertaken in conjunction with the provision of affordable housing pursuant to this program*

The proposed project will allow a lot merger with the adjoining alley making two legal nonconforming uses, both involving workforce housing, to move closer towards legal conforming uses (i.e., structures will be entirely on their own parcels without encroaching onto adjoining parcels). Therefore, the project may be found consistent with the general plan.

Program 7.C.i Continue to Implement the Citywide Weed Abatement Program

Continue to implement the citywide weed abatement program in order to reduce fuel loads and fire hazards.

The alleyway does not always receive weed treatment. Ownership by the adjacent parcel owner will encourage weed maintenance thereby reducing fire hazard and safety consistent with the general plan.

A sewer line occupies the alleyway. A condition of project approval requires that the City retain a sewer easement prior to filing the appropriate instrument transferring the property to the adjacent owners.

It is Staff's determination based on the preceding that the goals, policies and programs of the General Plan are not compromised by the vacation, will not negatively impact the intent of the General Plan, will not interfere with any current or future circulation plans and will, in fact, further the goals, policies and programs contained in the City of Angels General Plan Circulation Element. Therefore, the proposed vacation can be found in conformity with the City of Angels General Plan.

ENVIRONMENTAL ANALYSIS

The proposed transfer of public land to the adjoining parcel owners is exempt from the State Guidelines for the implementation of the California Environmental Quality Act Section 15061(b)(3), the common sense rule. Specifically, no identified biological or cultural resources are found on the site, the proposed action will not interfere with current or future circulation plans, and no foreseeable physical changes to the environment, other than improved maintenance of the site by the landowners (a potential positive impact), will occur.

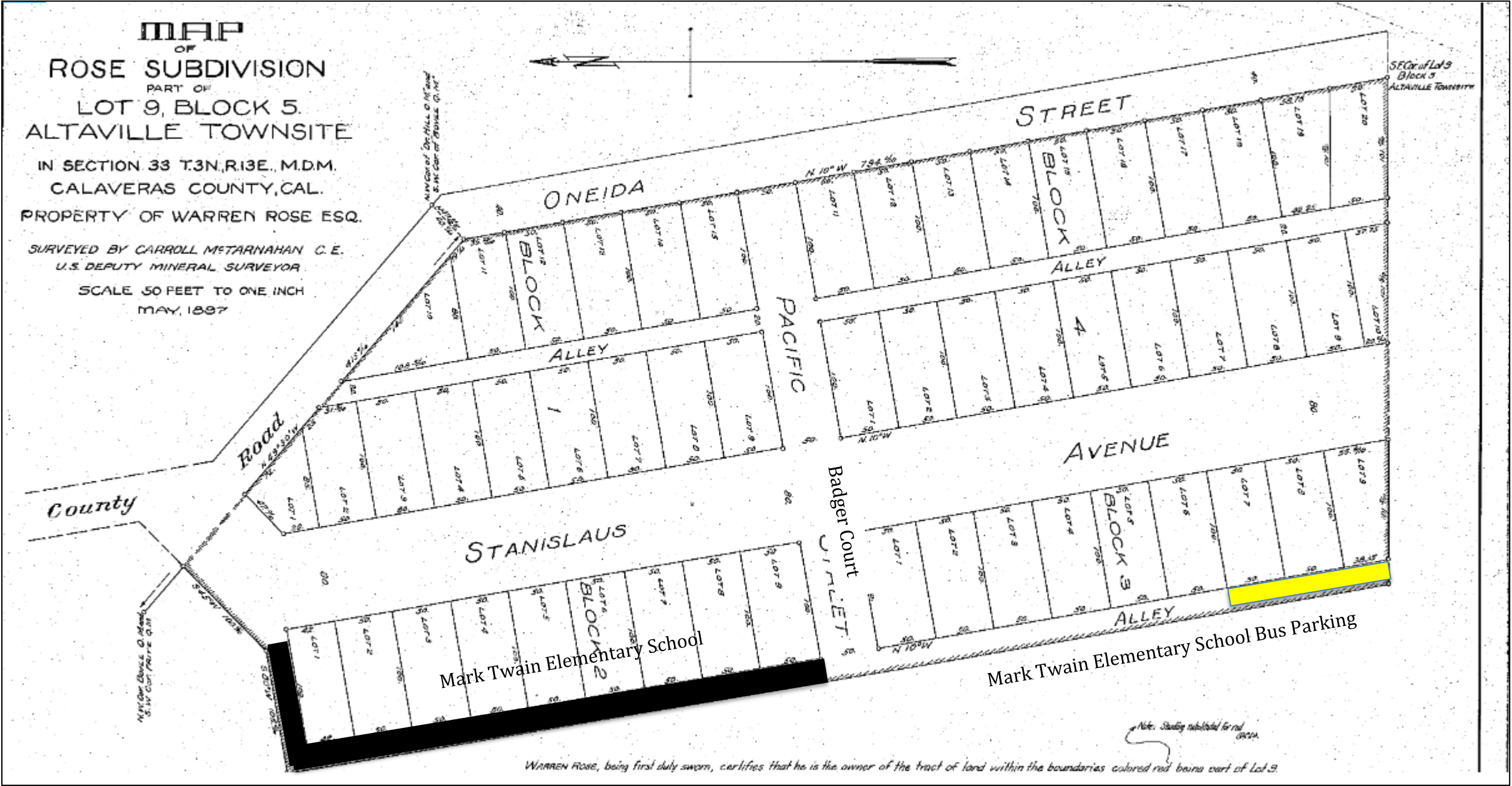
FISCAL IMPACT

No fiscal impact to the City is anticipated.

ATTACHMENTS

Resolution 26-10 with Attachment A Conditions and Map

Figure 1: Alley Segments to be vacated Alley segment previously vacated





**CITY OF ANGELS
PLANNING COMMISSION**

Resolution No. 26-10

**RESOLUTION PASSED AND ADOPTED BY
THE CITY OF ANGELS PLANNING COMMISSION
MAKING A FINDING OF GENERAL PLAN CONFORMITY (GOVERNMENT CODE SECTION
65402) TO ABANDON AN ALLEYWAY AS A ROADWAY FOR A PORTION OF THE ALLEY
LOCATED ADJACENT TO THE MARK TWAIN ELEMENTARY SCHOOL OFF STANISLAUS
AVENUE AND RETAINING A SEWERLINE EASEMENT**

WHEREAS, the City of Angels Planning Commission considered all input at a public hearing held August 13, 2026; and

WHEREAS, the City of Angels Planning Commission finds that vacating the subject easement is consistent with the goals, policies and programs of the City of Angels General Plan including improving workforce housing, and reducing fire hazard without interfering with short- or long-range transportation plans; and

WHEREAS, the City of Angels Planning Commission therefore finds that the vacation is consistent with the City of Angels general Plan; and

WHEREAS, the vacation is exempt from further review pursuant to Section 15061(b)(3) of the state guidelines for the implementation of the California Environmental Quality Act;

NOW THEREFORE BE IT RESOLVED, that the City of Angels Planning Commission, makes a Finding of General Plan Conformity pursuant to Government Code Section 65402(a) to abandon a portion of the alley between Mark Twain Elementary School and 784 Stanislaus Avenue (APN 060-004-032, Rose Subdivision Lot 7, Swapna) and 786 Stanislaus Avenue (APN 060-004-028 and 060-004-032, Rose Subdivision Lots 8 and 9, McFall) and retain a sewerline easement, based on the following findings and subject to the conditions provided in Attachment A to this resolution;

- A Pursuant to the California Environmental Quality Act ("CEQA"), the Planning Commission in the exercise of its independent judgment finds that the General Plan Conformity determination is exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines.
- B. The Planning Commission hereby finds that the proposed vacation as discussed in the Staff Report is in conformity with the City of Angels General Plan. This finding shall be reported to the City Council.

The foregoing resolution was introduced and moved for adoption August 13, 2026, by _____ and
duly seconded by Commissioner _____.

PASSED AND ADOPTED THIS 13^h day of August, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

John Broeder, Chairman

ATTEST:

Caytlyn Schaner, Deputy City Clerk
City of Angels

Attachment A RESOLUTION 26-10

1. Each landowner will execute the necessary documents, including a certificate of acceptance, as prescribed by the City Surveyor to transfer the property from the City of Angels to each landowner.
2. Each property owner will dedicate a sewer line easement to the City above the existing sewerline as prescribed by the City Engineer.





CITY OF ANGELS
COMMUNITY DEVELOPMENT

PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: August 13, 2026

TO: City of Angels Planning Commission

FROM: Amy Augustine, AICP – City Planner

RE: Public Hearing: Resolution of Intent 26-11 recommending to the City Council adding 1141 South Main Street, Assessor's Parcel Number 062-003-033, to the City of Angels Register of Cultural Resources (RCR)

RECOMMENDATION:

Adopt Resolution of Intent 26-11 to include:

- A. The church building only and/or
- B. The entire parcel including headstones and Pioneer Hall

BACKGROUND/PROJECT DESCRIPTION:

LANDOWNER/
APPLICANT: St. Gabriel Orthodox Church

LOCATION: 1141 South Main Street

ASSESSOR'S PARCEL
NUMBER: 062-003-033

GENERAL PLAN /
ZONING Historical Commercial (HC)

PROJECT: Addition to the City of Angels Register of Cultural Resources

ANALYSIS:

The City of Angels Register of Cultural Resources (City of Angels RCR) was adopted by the City Council on October 18, 2022, per City Council Resolution 22-71. The owners have requested inclusion on the City of Angels RCR.

Pursuant to the City of Angels RCR, the Planning Commission shall determine:

Whether the property in question is qualified for inclusion on the City of Angels Register of Cultural Resources.

Per Resolution 22-71,

Rule 1: A property is eligible for consideration to be listed on the City of Angels Register of Cultural Resources if it is at least 50 years old and meets one of the following criteria:

- A. *It exemplifies or reflects significant elements of the City of Angels' cultural, social, religious, economic, political, engineering or architectural history;*
- B. *It is identified with historical persons or with important events in local, state or national history;*
- C. *It embodies distinguished architectural characteristics valuable for a study of a period style or method of construction or is a valuable example of the use of indigenous materials or workmanship;*
- D. *It is representative of a notable work of a master builder or architect;*
- E. *It is listed on the National Register of Historic Places or is a contributing structure in a district listed on the National Register of Historic Places;*
- F. *It is listed on the California Register of Historical Resources or is a contributing structure in a district listed on the California Register of Historical Resources;*
- G. *It is currently zoned :H (Historic combining district) under Title 17 of the City of Angels Municipal Code;*
- H. *It has been declared eligible for listing on a local, state, or national register of cultural resources pursuant to an inventory conducted by a qualified cultural resources professional pursuant to the standards and criteria established pursuant to the National Register of Historic Places and/or California Register of Historical Resources;*
- I. *It has been evaluated and determined eligible for listing on a local, state, or national register of cultural resources either individually or as a contributor to a district pursuant to the Historic Resources Inventory and Evaluations, Historic Commercial Center, Angels Camp, CA, April 2011 prepared under Community Development Block Grant #08-EDEF-5782 by Foothill Resources, Ltd. and as that inventory may be amended.*
- J. *Properties zoned with the Historic Combining District (:H) designation*

Project Location – 1141 South Main Street



Per findagrave.com the property:

Beginning in the 1850s, a public burial ground, the Old Protestant Cemetery, was on the site. *“A local church was organized on the property in 1869 and was served by a traveling pastor. In 1900 the church was reorganized and in 1902 the name Union Congregational was adopted. In 1904 the present church was built on the cemetery property. In 1915, the Church relocated the graves and remains in the cemetery to the Altaville Protestant Cemetery and other locations nearby. There are seven gravestone monuments still in the churchyard and the names on these headstones are not recorded at the Altaville Cemetery – Charles Coddington, Peter Dumford, Isaac Gore, William Hancock, James Newman, Walter Reed and John Weir”.*

As noted on the attached DPR 523, the Union Congregational Church (now St. Gabriel Orthodox Church), was constructed in 1904. Based on the preceding, Rule 1(A) appears to apply: *The subject parcel exemplifies or reflects significant elements of the City of Angels’ cultural, social, religious, economic, political, engineering or architectural history.*

The resource also could be found eligible under Rule 1(H): The resource has been declared eligible for listing on the National Register of Historic Places pursuant to an inventory conducted by a qualified cultural resources professional pursuant to the standards and criteria established pursuant to the National Register of Historic Places.

The resource was evaluated as part of the City’s 1981 Historic Resources Inventory conducted by the Central Sierra Planning Council. The 1981 inventory assigned the resource a National Register eligibility status of “4S” [see Attached Department of Parks and Recreation (DPR) Form 523)] evaluation. “4S” means that the resource may become eligible for separate listing (i.e., as a single resource) in the National Register under certain conditions. The evaluation did not specify what was necessary to make the resource eligible for listing on the National Register. In 2003, in California, “4S” designations were replaced by a designation of “7” to align with the California Register of Historical Resources (which was established in 1998). The “7” designation means the property has not been evaluated or needs re-evaluation for the National Register of Historic Places (i.e., requires re-evaluation using modern standards). Based on the preceding, this criterion may be used. Staff is recommending that it not be used at this time.

Per Resolution 22-71 Rule 3: Upon receipt of an application to be included on the City of Angels Register of Cultural Resources, the Planning Commission also shall determine whether all or part of the parcel under application shall be included on the register.

As noted above, the church includes headstone markers preserved on the church property and an associated “Pioneer Hall,” a separate building constructed from old lumber. This provides context for the church. Therefore, staff recommends including the gravestones and Pioneer Hall as part of the listing on the register.

FINDINGS

Based on the preceding, the Planning Commission may find that

- 1. The church building AND/OR
- 2. The gravestones and Pioneer Hall

is/are more than 50 years old and should be added to the City of Angels Register of Cultural Resources based on the following finding:

- A. *The property exemplifies or reflects significant elements of the City of Angels’ cultural, social, religious, economic, political, engineering or architectural history (Rule 1A).*

The Commission shall forward its recommendations to the City Council. The City Council shall consider the recommendations and take action to include or exclude the property for inclusion on the City of Angels RCR.

FINANCIAL IMPACT:

No impacts to the City General Fund are anticipated.

ENVIRONMENTAL FINDING:

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed resolution is exempt from further review pursuant to Section 15331, Class 31 Historical Resource Restoration/Rehabilitation because the inclusion of the structure on the City of Angels Inventory of Cultural Resources will allow it to maintain, repair, stabilize, rehabilitate, restore, preserve, conserve or reconstruct an historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and through the application of the State Historic Building Code.

ATTACHMENTS:

- A. Planning Commission Resolution of Intent 26-11
- B. Department of Parks and Recreation Form 523 (DPR 523) 1981 Evaluation

**CITY OF ANGELS
PLANNING COMMISSION
RESOLUTION OF INTENT NO. 26-11**

**A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION RECOMENDING TO THE
CITY OF ANGELS CITY COUNCIL ADDING 1141 SOUTH MAIN (APN 062-003-033) TO THE
CITY OF ANGELS REGISTER OF CULTURAL RESOURCES**

WHEREAS, the City of Angels Register of Cultural Resources was established on October 18, 2022, by the City of Angels City Council pursuant to Resolution 22-71 as the City’s official local register of cultural resources which reflects significant elements of the City of Angels’ social, cultural, economic, political, architectural, or engineering history; and

WHEREAS, the Planning Commission is charged with determining whether the properties in question are qualified for inclusion on the City of Angels Register of Cultural Resources; and

WHEREAS, the Planning Commission considered the qualifications of the subject building at its meeting of August 13, 2026; and

WHEREAS, the building at 1141 South Main Street on Assessor’s Parcel 062-003-033 exemplifies or reflects significant elements of the City of Angels’ cultural, social, religious, economic, political, engineering or architectural history (Rule 1A); and

WHEREAS, the listing was requested by the landowner;

NOW THEREFORE BE IT RESOLVED, that the City of Angels Planning Commission recommends to the City Council, the addition of the church building, gravestones and Pioneer Hall at 1141 South Main on Assessor’s Parcel 062-003-033 to the City of Angels Register of Cultural Resources.

PASSED AND ADOPTED this 13th day of August 2026, on a motion by _____
seconded by _____ by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Jon Broeder, Chair

Caytlyn Schaner, Deputy City Clerk



HOME OF THE JUMPING FROG

Attachment B - DPR 523

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 5222-48
HABS _____ HAER _____ NR 84 SHL _____ Loc _____
UTM: A 10/4216370/715720 B _____
C _____ D _____

IDENTIFICATION

1. Common name: Union Congregational Church

2. Historic name: 11 ANGELS CAMP 75' QUAD

3. Street or rural address: 1141 Main Street
City Angel's Camp Zip 95222 County Calaveras

4. Parcel number: 62-003-33

5. Present Owner: Congregational Church Address: _____
City Angel's Camp Zip 95222 Ownership is: Public _____ Private X

6. Present Use: Church Original use: Church

DESCRIPTION

7a. Architectural style: Vernacular

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This is a large structure with a steeply pitched gable roof. There is a square bell tower at the Southwest corner of the church, with a hipped roof. There are brackets at the cornice of the tower. There is a small bargeboard decoration at the gable end peak. The Asp of the church faces the northern side of the church, and is covered with a hipped roof below the regular roof line. There are three small double hung windows opening into the Western elevation, and one opening into the square tower area. The main entryway is in the Southern elevation.

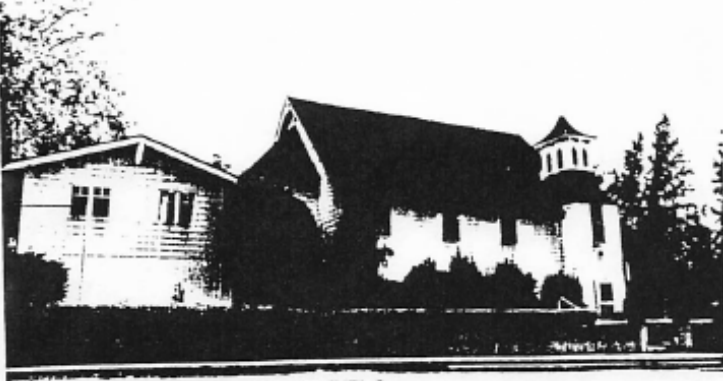
8. Construction date:
Estimated _____ Factual 1904

9. Architect _____

10. Builder _____

11. Approx. property size (in feet)
Frontage 111 Depth 127
or approx. acreage _____

12. Date(s) of enclosed photograph(s)
10/81



13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☐
Residential ☒ Industrial ☐ Commercial ☒ Other: _____

16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: _____

17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

18. Related features: Pioneer Hall, built from old lumber

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This church was built in 1904 and has served the community of Angel's Camp ever since. There are many old graves in the church yard dating from the 1850, before the Protestant, Catholic and Serbian Orthodox cemeteries were located along which is now Highway 4. Many of the pioneers in Angel's were buried here, with headstone markers preserved on the church property.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

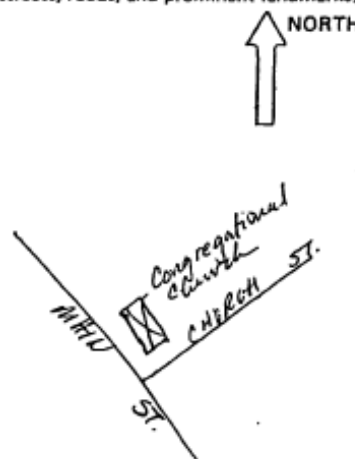
Architecture ☒ Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☒-2 Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).

Bessie McGinnis, personal tour.

22. Date form prepared 10/81
By (name) Leslie Crow
Organization CSHC
Address: Box 698
City San Andreas Zip 95249
Phone: 754-1811

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





CITY OF ANGELS
COMMUNITY DEVELOPMENT

PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: August 13, 2026

TO: City of Angels Planning Commission

FROM: Amy Augustine, AICP – City Planner

RE: Public Hearing: Resolution of Intent 26-12 Recommending to the City Council a General Plan Amendment and Rezone on a 0.4± acre parcel, Assessor's Parcel Number 057-022-055, from the Right-of-Way (ROW) general plan land use designation and zoning district to the Single-Family Residential (SFR) general plan land use designation and Single-Family Residential (R-1) zoning district. The parcel encompasses Kirby Way.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution of Intent 26-12:

Recommending to the City Council a General Plan Amendment and Rezone on a 0.4± acre parcel, Assessor's Parcel Number 057-022-055, from the Right-of-Way (ROW) general plan land use designation and zoning district to the Single-Family Residential (SFR) general plan land use designation and Single-Family Residential (R-1) zoning district based on Findings A through D.

BACKGROUND/PROJECT DESCRIPTION:

LANDOWNER/
APPLICANT: FISH MICHAEL LEE FISH KIMBERLI ELIZABETH FISH M AND K 2026
REVOCABLE TRUST M AND K FISH 2026 REVOCABLE TRUST
(Transferred 6/24/26)

PROJECT
LOCATION: See **Figure 1.** Assessor's Parcel Number 057-022-055. A portion of
Section 28, T3N, R13E.

ASSESSOR'S
PARCEL
NUMBER: 057-022-055

GENERAL PLAN/
ZONING Right-of-Way (ROW)

PROPOSED
GENERAL PLAN/
ZONING

Low Density Residential (LDR) General Plan land use designation and
Single-Family Residential (R-1) Zoning district.

PROJECT:

General Plan Amendment and Rezone on a 0.4± acre parcel, Assessor's
Parcel Number 057-022-055, from the Right-of-Way (ROW) general plan
land use designation and zoning district to the Single-Family Residential
(SFR) general plan land use designation and Single-Family Residential
(R-1) zoning district.

Figure 1: Project Location

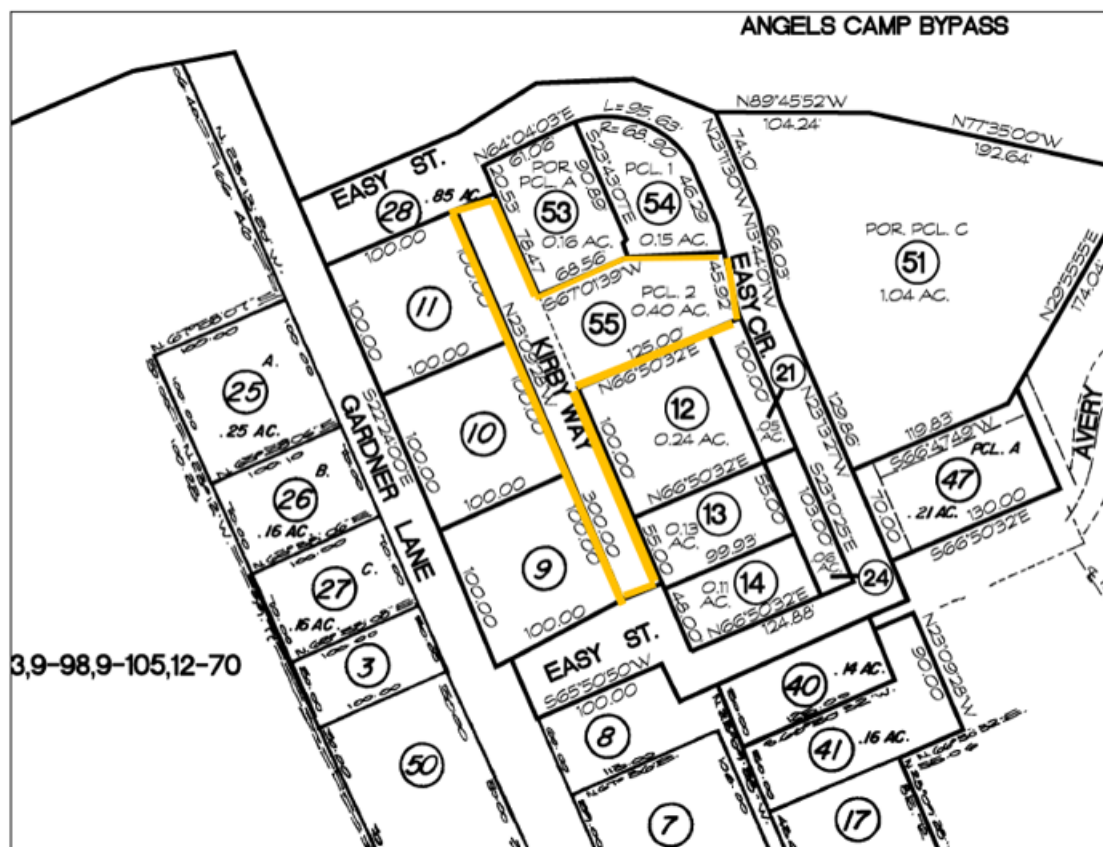


Figure 2: Parcel Map creating Subject Parcel

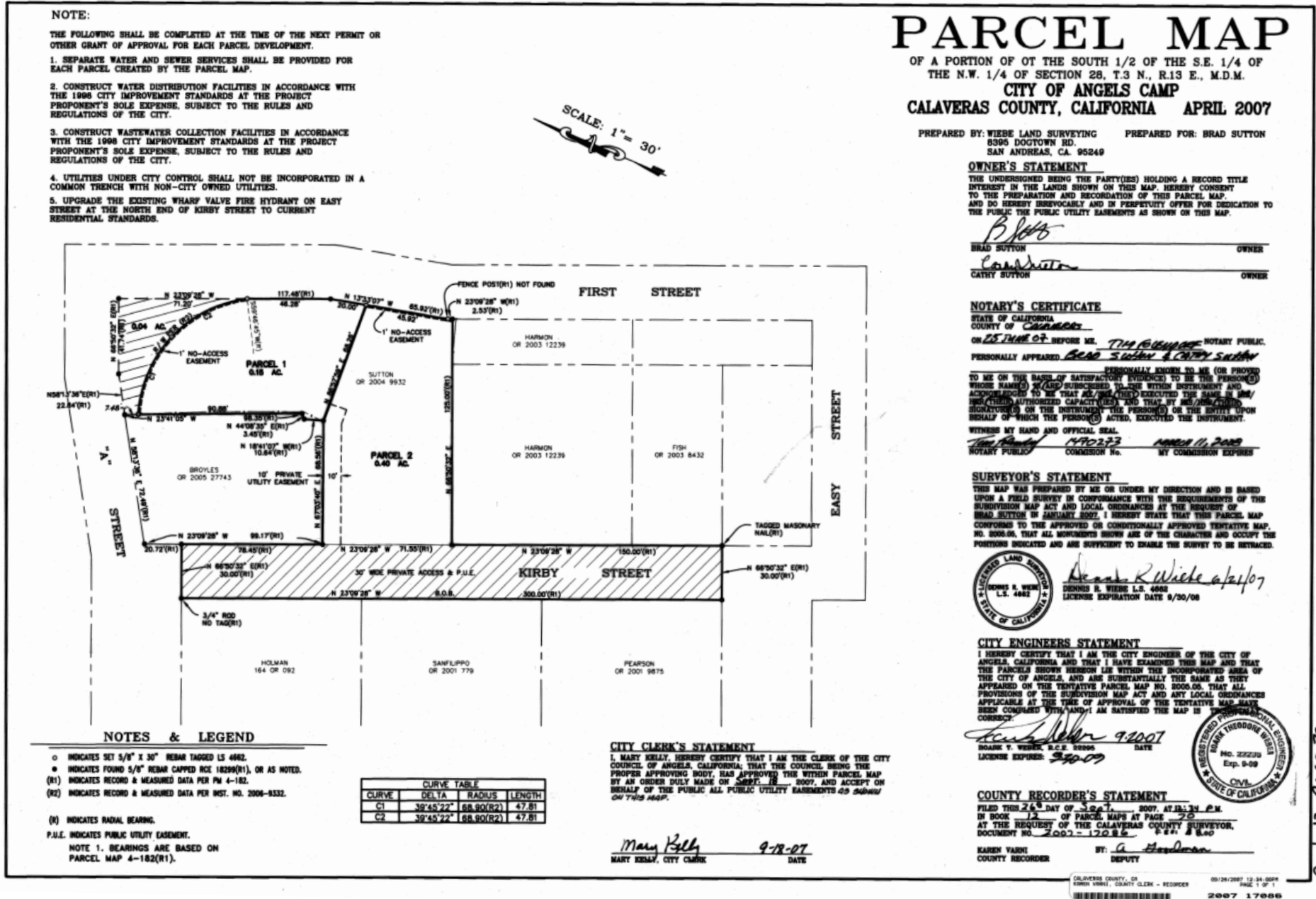


Figure 3: Enlargement, PM 2@70 – Showing “30’ Wide Private Access and Public Utility Easement (P.U.E.) on Kirby Street

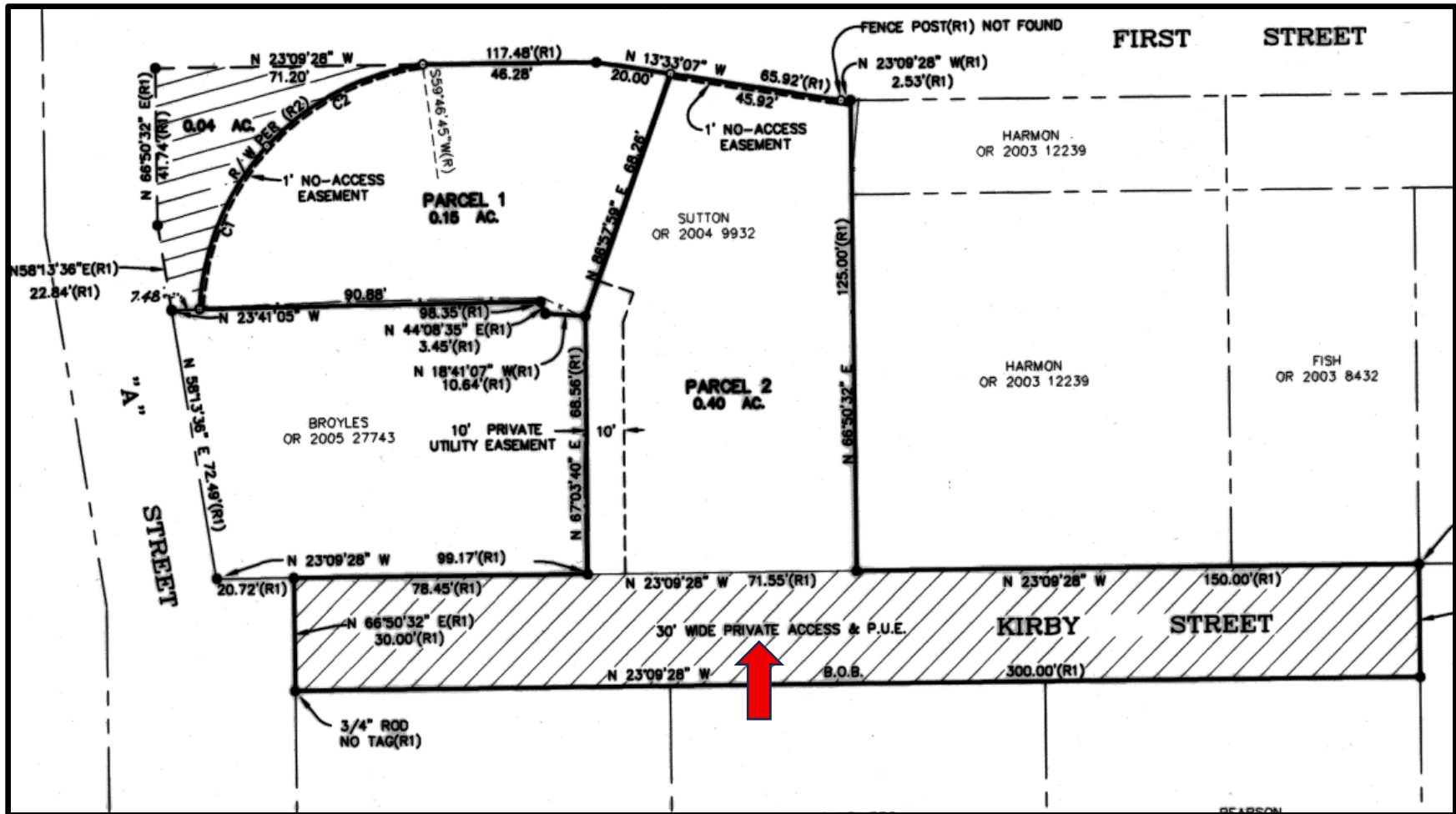


Figure 4: Public Utility Easement Accepted for public use per PM12@70 Notes

CITY CLERK'S STATEMENT

I, MARY KELLY, HEREBY CERTIFY THAT I AM THE CLERK OF THE CITY COUNCIL OF ANGELS, CALIFORNIA; THAT THE COUNCIL BEING THE PROPER APPROVING BODY, HAS APPROVED THE WITHIN PARCEL MAP BY AN ORDER DULY MADE ON Sept. 18, 2007, AND ACCEPT ON BEHALF OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS *as shown on this map.*

NOTE:

THE FOLLOWING SHALL BE COMPLETED AT THE TIME OF THE NEXT PERMIT OR OTHER GRANT OF APPROVAL FOR EACH PARCEL DEVELOPMENT.

- 1. SEPARATE WATER AND SEWER SERVICES SHALL BE PROVIDED FOR EACH PARCEL CREATED BY THE PARCEL MAP.**
- 2. CONSTRUCT WATER DISTRIBUTION FACILITIES IN ACCORDANCE WITH THE 1998 CITY IMPROVEMENT STANDARDS AT THE PROJECT PROPONENT'S SOLE EXPENSE, SUBJECT TO THE RULES AND REGULATIONS OF THE CITY.**
- 3. CONSTRUCT WASTEWATER COLLECTION FACILITIES IN ACCORDANCE WITH THE 1998 CITY IMPROVEMENT STANDARDS AT THE PROJECT PROPONENT'S SOLE EXPENSE, SUBJECT TO THE RULES AND REGULATIONS OF THE CITY.**
- 4. UTILITIES UNDER CITY CONTROL SHALL NOT BE INCORPORATED IN A COMMON TRENCH WITH NON-CITY OWNED UTILITIES.**
- 5. UPGRADE THE EXISTING WHARF VALVE FIRE HYDRANT ON EASY STREET AT THE NORTH END OF KIRBY STREET TO CURRENT RESIDENTIAL STANDARDS.**

BACKGROUND

The proposed general plan amendment and rezoning are being undertaken to correct a clerical error occurring from the merger of two parcels pursuant to a Parcel Map (PM 12@ 70) recorded in 2007 (**Figure 2**). One parcel carried the Right-of-Way (ROW) general plan land use designation and ROW zoning district. The other carried the Low Density Residential (LDR) land use designation and Single-Family Residential (R-1) zoning district. When merged, the entire resulting parcel was erroneously assigned the ROW general plan land use designation and zoning district.

It is noted that designating the entire parcel SFR/R-1 does not alter the easements along Kirby Way identified on the recorded parcel map (**Figures 3 and 4**).

ANALYSIS:

Per Section 17.90.040 of the Angels Municipal Code (AMC), the Planning Commission shall consider proposed general plan amendments and rezonings based upon the following findings:

Finding A: The proposed change or amendment is consistent with the City of Angels Municipal Code.

Finding B: The change or amendment is consistent with the City of Angels General Plan

The existing site carries the Right-of-Way (ROW) general plan land use designation. That designation generally is reserved for *public* roads. As noted previously, the site contains a portion of Kirby Street that includes a public utility easement accepted by the City for public use and a 30-foot-wide *private* access easement to the property. Because the access easement is *private* rather than public, the ROW general plan land use designation and zoning are not appropriate for the site. Altering the general plan land use designation and zoning does not eliminate or alter the existence of the 30-foot-wide public utility easement.

The purposes of the Single-Family Residential (SFR) general plan land use designation are:

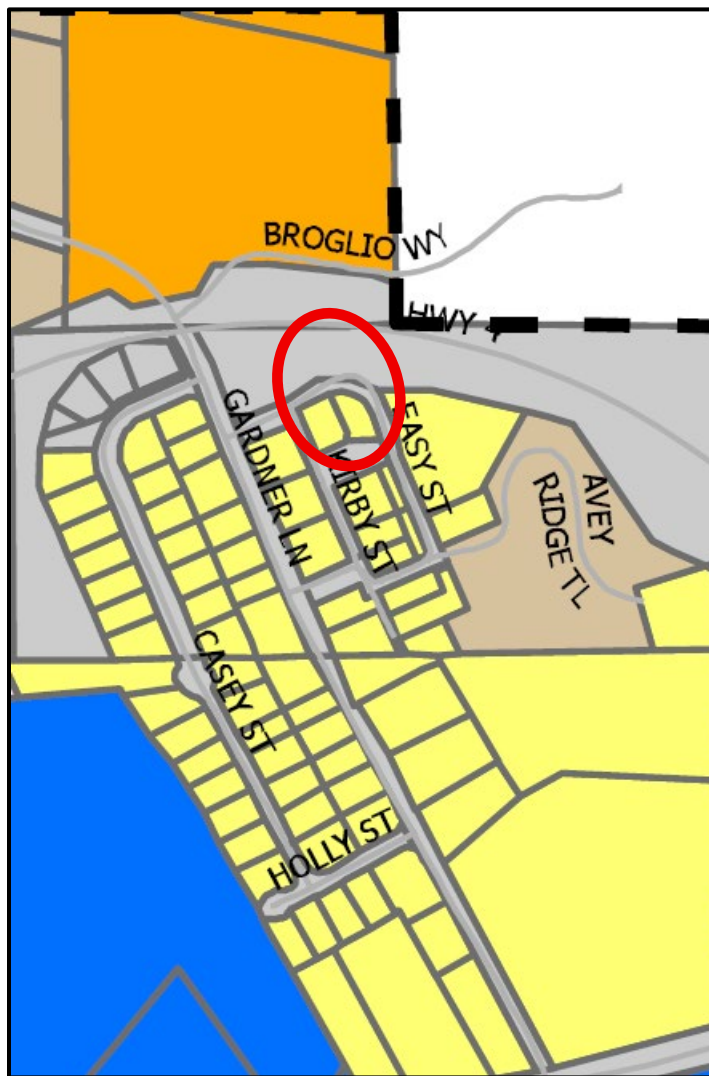
- *To preserve the integrity of existing single-family residential neighborhoods*
- *To reserve lands best-suited for future single-family development (i.e., land accessible by adequate roads, police, fire, water and sewer services on slopes generally averaging less than 15%)*

Location: *Variable, but restricted to those areas that can be served by adequate water, sewer, police, fire, roads and other public services on relatively gentle slopes in close proximity to city services.*

Per AMC 17.18.010, the Purposes and Intent of the Single-Family Residential (R-1) zoning district are:

- To implement the city general plan's single-family residential (SFR) land use designation. The purposes and intent of the district are:
- To preserve the integrity of existing single-family residential neighborhoods.
- To reserve lands best suited for future single-family development. Parcels generally will be restricted to those areas that can be served by adequate water, sewer, police, fire, roads and other public services on relatively gentle slopes (i.e., less than fifteen percent) in close proximity to city services.

Figure 5: Zoning Map



As shown in **Figure 5**, the subject parcel is entirely surrounded by parcels zoned single-family residential (R-1). All of the surrounding parcels also carry the Single-Family Residential (SFR) general plan land use designation. The neighborhood is developed with single-family residences.

Pursuant to General Plan Land Use Table 1-5, the Single-Family Residential zoning district (R-1) is compatible with the Single-Family Residential (SFR) general plan.

Therefore, both the SFR general plan land use designation and R-1 zoning are consistent with the AMC and General Plan subject to approval of a general plan amendment to SFR.

FINDING C: The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the City.

As previously noted, the project is intended to correct a clerical error occurring in conjunction with filing PM 12@70. The site has readily available public water, public sewer, police and fire protection and access (roads). Therefore, a general plan amendment and rezoning to SFR/R-1 in a single-family residential neighborhood on a parcel originally intended to be SFR/R-1 per General Plan 2020 will not be substantially detrimental to health safety or general welfare of the city and this finding can be made.

Finding D: The proposed general plan amendment is consistent with General Plan 2020 Program 1.A.d Guidelines for General Plan Amendments

General Plan 2020 Program 1.A.d directs that guidelines be established for evaluating general plan land use amendments for overall consistency of the proposal with the goals, objectives and policies of General Plan 2020 including, but not limited to:

a. Physical, social, or economic factors that were not considered at the time of general plan adoption, and the evaluation of the proposal based on the new information

There are no identified physical, social or economic factors that were not considered at the time of general plan 2020 adoption in 2009 that alters the findings and recommendations of the general plan as it pertains to the proposed project as a result of new information. This finding can be made.

b. Existing reasonable alternative sites in the vicinity that are planned for the use and can accommodate the proposal

The proposed use of the site will retain the existing pattern of development in the neighborhood and, therefore, alternative sites are unnecessary.

c. The potential for the proposal to adversely affect community character

As noted above, the overriding purpose of the proposed rezone and general plan amendment is clerical and intended to retain the single-family residential pattern of development in this neighborhood. Therefore, this finding can be made.

FINANCIAL IMPACT:

No impacts to the City General Fund are anticipated.

ENVIRONMENTAL FINDING:

The project is exempt from the state and city guidelines for implementing the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), the Common Sense Exemption, which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project is intended to correct a clerical error.

The Project does not involve any of the exceptions to this categorical exemption as established in Section 15300.2(b-f) of the guidelines. The proposed use is not located on a known hazardous waste site, will not alter views from a scenic highway, there are no projects of the same type in the same place occurring over time that could result in a cumulative impact, no cultural resources are identified on site. The proposed project will not alter or expand any existing buildings or structures. No increases in traffic, parking, or noise are anticipated from allowing a single-family residential parcel to develop as originally intended under the general plan. The site lacks unusual circumstances that could result in the proposed project having a significant effect on the environment.

ATTACHMENTS:

- A. Planning Commission Resolution of Intent 26-12

**CITY OF ANGELS
PLANNING COMMISSION
RESOLUTION OF INTENT NO. 26-12**

**A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION RECOMENDING
TO THE CITY OF ANGELS CITY COUNCIL
A GENERAL PLAN AMENDMENT AND REZONE ON A 0.4± ACRE PARCEL,
ASSESSOR'S PARCEL NUMBER 057-022-055, FROM THE RIGHT-OF-WAY (ROW)
GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICT TO THE SINGLE
FAMILY RESIDENTIAL (SFR) GENERAL PLAN LAND USE DESIGNATION AND SINGLE-
FAMILY RESIDENTIAL (R-1) ZONING DISTRICT**

WHEREAS, the City of Angels Planning Commission is charged with making recommendations to the City Council regarding general plan amendments and rezonings pursuant to Angels Municipal Code Section 17.85.020,

WHEREAS, the Planning Commission considered the proposed general plan amendment and rezoning at its meeting of August 13, 2026; and

WHEREAS, the Planning Commission found that the proposed change or amendment is consistent with the City of Angels Municipal Code; and

WHEREAS, the change or amendment is consistent with the City of Angels General Plan; and

WHEREAS, the proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city; and

WHEREAS, the proposed general plan amendment is consistent with General Plan 2020 Program 1.A.d Guidelines for General Plan Amendments; and

WHEREAS, the project is exempt from the state and city guidelines for implementing the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), the Common Sense Exemption, which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

NOW THEREFORE BE IT RESOLVED, that the City of Angels Planning Commission recommends to the City Council a general plan amendment and rezone on a 0.4± acre parcel, assessor's parcel number 057-022-055, from the Right-of-Way (ROW) general plan land use designation and zoning district to the Single Family Residential (SFR) general plan land use designation and Single-Family Residential (R-1) zoning district

PASSED AND ADOPTED this 13th day of August 2026, on a motion by _____ seconded by _____ by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Jon Broeder, Chair

Caytlyn Schaner, Deputy City Clerk



HOME OF THE JUMPING FROG